

DILLON TRIBUNE The Home Place

Southwestern Montana's Number 1 Market Place

25 words just \$5.25 - Deadline 11 a.m. Monday - 22 S. Montana - Dillon - 683-2331 • 1-800-386-3156 • Mastercard/Visa accepted

CLEAR CREEK REALTY

406.842.5028

114 S. Main, PO Box 708
Sheridan, MT 59749

info@clearcreekmt.com
www.clearcreekmt.com

HOME IN TOWN—An open studio layout in this 785 ± s.f. home on 48' X 100' lot in town. This home is in an ideal location in town. It is within walking distance of the post office, school,



churches, dining, and more. A very versatile property, it would be perfect as a home away from home, guest house for your MT visitors, rental property, or starter home. \$35,000.

ECLIPSE CREEK—151.53 acres comprised of 5 lots & 2 mining claims in private canyon w/ creek. Ideal conservation easement or recreational property. Adj. to BLM. \$525,000

RAMSHORN ACREAGE—Several parcels from 6-14 acres with gravity flow irrigation & spectacular views of the Ruby Valley. Power & phone proximate. Starting at \$42,000

MELROSE MERCANTILE—11,000 + sf of space with Mercantile building, restaurant with commercial kitchen, and 2 living quarters. Historic value, character, and charm. \$160,000.

SECLUDED MOUNTAIN RETREAT—Quality home in unmatched setting with 2 bedrooms, 2 baths, walk out basement, and 3 car garage. Includes large insulated shop, greenhouse, guest quarters, and more on 20 ± acres. Spectacular views, abundant wildlife, meadows, and trees. Located between Whitehall and Butte. \$275,000

Check out Virtual Tours of our properties at:
www.clearcreekmontana.com

LAND RESIDENTIAL

RANCH RECREATION

Headwaters Realty

www.headwatersrealty.com



COUNTRY LOCATION

27 +/- acres along Wisconsin Creek Road with water rights. 1,748 +/- SF home (2BR / 2 bath) with large country kitchen, living room fireplace & attached 2-car garage. Nicely landscaped back yard with underground sprinklers & privacy fence. 30' x 40' metal multi purpose building plus several additional outbuildings. \$370,000

Twin Bridges, MT: 406-684-5686

Sheridan Christmas Stroll

Be sure to stop in and see Santa at the Prospector Drive in from 5 - 7 p.m. Complimentary photos being provided by Headwaters Realty!

LOTS OF POSSIBILITIES Very nice, well maintain Gallatin home on full foundation. 1,500 +/- SF 3 BR / 2 bath home on 2.7 +/- acres. Nice shelter belt around the home providing shade & beauty. 30' x 60' machine shop & corrals. \$118,000

NUMEROUS VIEWS Barely lived in 1,270 +/- 3 BR, 2 bath double wide 1999 Fleetwood home on twenty acres. Located four miles from Twin Bridges with panoramic views of five surrounding mountain ranges. Ready to sell at \$123,000

email: info@headwatersrealty.com

Sheridan, MT: 406-842-5650



HOME



Dave Moss

Broker - Owner
406-276-3565

Home: 406-276-3334

Email: limamt@3rivers.net

Web: www.mtlandexchange.com

MONTANA LAND EXCHANGE

BARE LAND:

17 +/- acres near Lima, at Kidd 130 acres on Red Rock river with 3 five bedroom homes \$1.5 million. Could be split into 20 acre parcels. 20 acre parcel over looking Clark Canyon Dam. We have 400 Acres on Beaver Creek near Spencer, Idaho. Two 40 acre Parcels on Cabin Creek, 20 miles west of Dell up Big Sheep Creek Basin. 30 Acres overlooking the Ruby River Valley within 15 minutes of the upper Beaverhead River near the Lewis & Clark trail.

BUSINESS OPPORTUNITY:

Own your own business. Be your own boss. Hardware and Lumber yard business for sale. Has had same ownership for over 50 years. First time listed. Bar & Cafe in Wisdom, MT.

HOMES:

1, 2, and 3 bedroom homes in the Dell & Lima areas. 5 Bedroom Home on Red Rock River on 1.2 +/- acres. They come in various sizes and various prices with different conditions. Take your pick.

RANCHES:

FARMS FOR HAY, GRAIN & POTATOES: We have a couple of good Idaho farms with good water rights at a reasonable price. Call for details.

BEAR LAKE RANCH, near Montpelier, Idaho has 3,795 deeded acres with 4,160 acres of B.L.M. and 640 State Land. It runs about 500 mother cows, 50 replacement heifers, 20 bulls and 700 calves.

EASTERN MONTANA RANCH has about 5,000 acres with 1,200 in CRP. Summ-rs 300 cows with 350 acres irrigated hay ground.

We have other property available.
Call 406-276-3565 for more information.

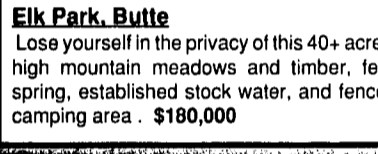
Business Financing available for potential buyers

Bob Young - 406-276-3773 - Sales Associate
Joanie Hullett - 406-834-3193 - Sales Associate
Sharon Stoll - 406-683-2589 - Sales Associate
15 S. Harrison Street • Lima, Montana 59739

BRAMLETTE COMPANY REALTORS

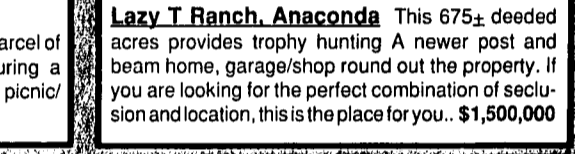
Tom Bramlette Broker/Owner
8 South Idaho • P.O. Box 230
Dillon, MT 59725
(P) 406-683-4316
www.bramlettecompany.com

Paul Rablch 660-0209
Vana Taylor 925-1989
Patricia Besecker 925-2094
Cory Lamey 832-3351
Bill Sinclair 431-5698



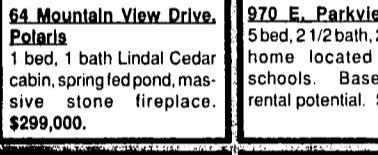
Elk Park, Butte

Lose yourself in the privacy of this 40+ acre parcel of high mountain meadows and timber, featuring a spring, established stock water, and fenced picnic/camping area. \$180,000



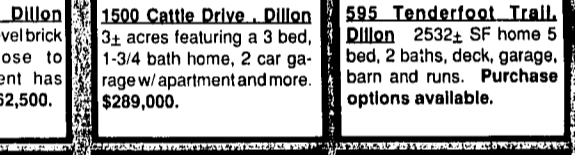
Lazy T Ranch, Anaconda

This 675± deeded acres provides trophy hunting A newer post and beam home, garage/shop round out the property. If you are looking for the perfect combination of seclusion and location, this is the place for you. \$1,500,000



The Bird Place, Twin Bridges

74± acres of paradise that features some of the best that Montana has to offer. 0.3 ± miles of the Big Hole River runs through the north end of the property. \$1,110,000.



Centennial Valley Acreage

Build your perfect weekend get-a-way on these 311± deeded acres of native pasture fronting a county road in the famed Centennial Valley. Phone and power are to the lot. Small parcels in this valley are unheard of. \$220,000.



64 Mountain View Drive, Polaris

1 bed, 1 bath Lindal Cedar cabin, spring fed pond, massive stone fireplace. \$299,000.



970 E. Parkview, Dillon

5bed, 2 1/2 bath, 2 level brick home located close to schools. Basement has rental potential. \$162,500.



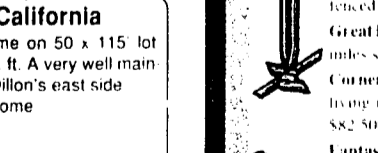
Torrey Mountain, Grasshopper Valley

One 1.23± acre lot available with great views bordering State Land. \$36,000.



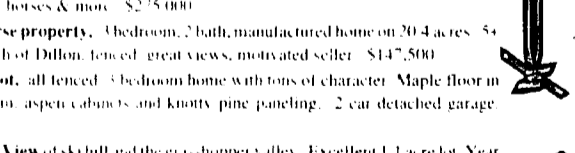
1500 Cattle Drive, Dillon

3± acres featuring a 3 bed, 1-3/4 bath home, 2 car garage w/ apartment and more. \$289,000.



425 South California

3 bedroom, 1 bath home on 50 x 115 lot. Approximately 1800 sq. ft. A very well maintained older home on Dillon's east side. This is a great starter home \$81,000



Fitzwater Claims, Grasshopper Valley

4 claims ranging in size from 9 to 19± acres. Call Patricia at 834-3477 for Pricing.

Rule Realty NORTHWEST NATIONAL

Covering the NORTHWEST with NATIONAL Advertising
Affiliate Each Office Independently Owned & Operated

READY TO SELL?

We are marketing our listings to the WORLD on the INTERNET!!!
<http://www.rule-realty.com>

No. 10-930 - 1204.96 Ac. - \$1,205,000. All Season Recreation or Development, Semi-remote 1,205 Acres consist of 1,125 acres of native pastureland, plus approx. 80 acres Aspen, Fir trees. Seasonal spring. Adjoins Forest Service & State Lands and is located ONLY 10 miles from Butte, MT. Also, recently drilled stock water well all on W/200 amp electrical drop. Telephone service close by. \$1,205,000.

No. 10-940 - Country Charming - \$112,000; 3 Bedroom on LARGE CORNER LOT. Vinyl siding newer roof, rewired, maple flooring in dining rm, living room, 1st bedroom. Enclosed front and back porches; Garage. Also Chainlink fenced yard, Sprinkling system, Garden spot, Greenhouse. \$112,000.

No. 10-927 - 10,094 Ac. 600 Hd. Ranch - \$5,500,000. 9294 deeded 800 State lease, PLUS 94 head forest parcel adjoining ranch, 1015 acres hay with back to pasture. Beautiful 2984 sq. ft. 4 Bdrms. 1 Bath. Brick home overlooking valley from top of the hill. 2 additional homes and MANY outbuildings and improvements. 2-1/2 miles of Clark Fork River, only 2 miles from Deer Lodge Montana. \$5,500,000.

No. 10-974 - "Must See Interior" - \$63,000. Situated on Dillon's East side, this charming 3 bdrm. 2 bath home has large living room, dining room, darling, newer kitchen, laundry area, enclosed front porch AND detached single garage. Lots of updates!, \$63,000.

No. 10-928 - 3.38 Ac. - \$124,000. 2 bedroom, 1 bath expanded mobile home consisting of 1027 sq. ft., Guest house, Large shop 29x23, 3 storage building, all located on 2.38 acres only 80 yards from the famous Big Hole River. Prime recreation area with fishing, hunting, skiing and snowmobiling. Only 27 miles from Butte Montana. \$124,000.

221 E. Reeder • Box 225
Dillon, Montana 59725
Office: (406) 683-6866
Larry Rule, Broker - 683-5713
Chip Rule - 683-2679
Linda Jordan - 683-2065
Mat Pyeatt - 835-2240
Susan Nelson - 842-5365

MLS Carriage House Realty

CH-Realty.com Bill Forrester Realtor.com

After-hour appointments:

Mike Hilton: 683-2858 • Kris Johnson: 276-3662
Bill Kempf: 683-5651 • Don Hand: 683-4420



Fox Run Subdivision: One of the last exceptional lots in Phase One. This 1.64 acre lot is up on top with great views and has just been reduced to \$22,900.

Motivated Seller: Excellent location. This home has 3 bdrms, 2 baths and a great family room downstairs complete with wet bar and cook grill. A gas fireplace insert upstairs and a wood fireplace downstairs. 2 car attached garage and underground sprinklers. Small patio out back is perfect for the barbeque. 650 E. Morse. \$120,000.

Big Sheep Creek: 9.97 acres nestled in the Big Sheep Canyon southwest of Lima. Small partial cabin could be moved or finished. Excellent hunting and fishing minutes away. It would make a great hunting or fishing retreat. \$90,000

Owner Wants an Offer: Excellent income producing property. Seven one bdrm. one bath units plus an additional lot space which pays lot rent. Brand new roof on the main home with new sidewalks and chain link fence. Both lots are 66x100 feet. This is a unique property with an absolute positive cash flow. \$160,000.

Greenview Estates Building Lot: One acre building lot just south of town. Utilities on site. Ready for your home construction. \$18,000 (NEW LISTING)

Great Little Rental Property: 2 bedroom, 1 bath home on a 30x 158' lot. Fenced yard and storage shed. 574 North Pacific \$32,500. (NEW LISTING)

Peaceful Location: Four bedroom, two bath home on the eastside of Dillon. Approximately 2800 sq ft. Detached two car garage. Gas forced air heat, carpeting, and large lot with trees and seasonal water \$109,000.

Waiting for You: Two bedroom, one bath home in Mountainview Addition. Newly remodeled, new paint, new carpets, and an affordable price. Immediate occupancy and a great price! Should qualify for Montana Board of Housing Loans. \$75,000.

Great Neighborhood: Four bedroom, two bath home close to park and schools. Detached two car garage, spacious kitchen with downstairs smaller kitchen, ornamental brick trim, lots of built ins, potential for an up and down rental. Easy walking distance to schools and park. \$112,000.

Email: carriagehouse@bmt.net 116 E. Reeder • Dillon, MT • 683-4211

BEST OF THE WEST PROPERTIES, INC.

109 S. Washington 406-683-5373
Corinne Welborn, Broker, Patty Mild & Chance Bernall, Sales
www.bestofthewestinfo.com

Hungalow w/ 3 bedrooms, some oak floors, covered patio, huge yard, new 2 car detached, heated garage. Lots of potential. Priced right \$87,000

Lovely 4 Bedroom, 4 Bath, family room & office on 4 irrigated acres, new barn 7 miles from Dillon, landscaped & fenced. "NICE" \$250,000

Tons of charm, new 3 bdrm, 2 1/2 bath home w/ antique wood beams, oak plank floors, heated sidewalk & apron, UG sprinkler, views, guest house, 10 acres, fenced for horses & more. \$275,000

Great horse property, 3 bedroom, 2 bath, manufactured home on 20.4 acres. 5+ miles south of Dillon, fenced, great views, motivated seller. \$147,500

Corner Lot, all fenced, 3 bedroom home with tons of character, Maple floor in living room, aspen cabinets and knotty pine paneling. 2 car detached garage. \$82,500

Fantastic View of Skihill and the grasshopper valley, Excellent 1/2 acre lot. Year round recreation paradise. Quiet location with good access. \$32,500

Anderson Lane, 16 acres, wheel line & good irrigation rights, beautiful view. \$189,000

Immaculate 5 bdrm, 3 bath, manufactured home with full basement on 10.16 acres, 2 car garage, nozzel tub w/ jets, lots of tile, fenced for horses. \$162,000.

5 to 20 Acre irrigated parcels located 8.5 miles north of Dillon on Hwy 91. Starting at \$28,900

Lovely Home, super efficient 3 bedroom, 3 bath, formal dining, family room, office, m.c. kitchen w/ 3600 sq ft finished & many upgrades on 11 acres. \$265,000

Good Food, good reputation, and good location, Franchise pizza and sandwich business w/ delivery. Possible teams. Priced at only \$69,900

Very Nice Home, 3+ bdrm, 2 1/2 bath, near UMW campus w/ efficiency apartment, 2 decks, hot tub, fenced yard, 2 car garage, UG irrigation. \$179,900

1980, 2 bdrm, 1 1/2 bath mobile home w/ 60± acres, numerous buildings & pens. \$129,900

Not Too Small, 2 bedroom, big living room w/ gas fireplace & formal dining or family room & carport. Great location. \$69,900

It's only a win if it's a win-win!